

✓dRM

Project# 3036083-EG-BG

LOOBEY GONYA
12300 33RD AVE NE UNIT 204
SEATTLE WA 98125

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If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Seattle Department of Construction and Inspections, 700 5th Ave Ste 2000, PO Box 34019, Seattle, Washington 98124-4019 or e-mail PRC@seattle.gov

Project # 3036083-EG - David Sachs (206) 684-0814 - Floor SMT 19

Name: Gonya Loobey

Address: 12300-33rd Ave NE #204
Seattle, WA 98125

Email Address: gonyaloobey@yahoo.com

Comment: See inclosed document.

RECEIVED
JUL 16 2020

July 2, 2020

NOTICE OF ADMINISTRATIVE DESIGN REVIEW

Area: NORTHEAST
Project: 3036083-EG
Applicant Contact: HUGH SCHAEFFER – (206) 329-1802
SDCI Planner: DAVID SACHS - (206) 684-0814
Address: 12328 33RD AVE NE
Zone: LR 3 (M)

PROJECT DESCRIPTION

Administrative Design Review for a 4-story apartment building with 46 small efficiency dwelling units. No parking proposed. Existing building to be demolished.

OPPORTUNITY FOR COMMENT

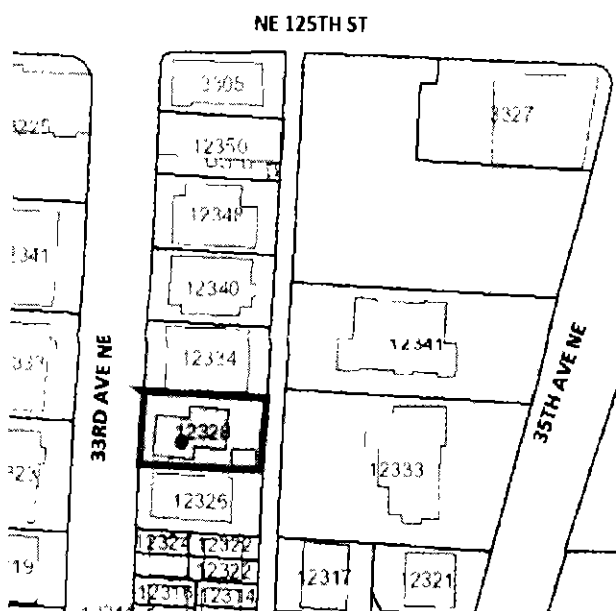
SDCI will accept written comments to assist in the preparation of the **early design guidance** through **July 15, 2020**. You are invited to offer comments regarding important **site planning and design issues** you believe should be addressed in the design of this project. Please note that the proposed design will likely evolve through the review process. These changes will be reflected in the *Design Proposal* documents included with other project documents found at Seattle Services Portal (<https://cosaccela.seattle.gov/portal/welcome.aspx>) or Permits Search.

Submit all comments and requests to be made party of record to PRC@seattle.gov or City of Seattle – SDCI – PRC, 700 5th Avenue, Suite 2000, PO Box 34019, Seattle, WA 98124-4019.

PROCESS

Following the public comment period, the Seattle Department of Construction and Inspections will issue a written design guidance report. This report will consider public comment and the applicable city-wide and neighborhood specific Design Guidelines and will serve as the basis for further review of the building permit. Once the applicant has incorporated the design guidance into the proposal they may apply for a building permit. No public notice of the building permit application will be provided.

MORE INFORMATION: For more information regarding this application or the Design Review process, please visit the Design Review Program website at Design Review contact the Land Use Planner listed above, or email the Public Resource Center at PRC@seattle.gov or visit the Public Resource Center at the address above. Hours: 8 am to 4 pm Monday, Wednesday and Friday and 10:30 am to 4 pm Tuesday and Thursday.



The top of this image is north
This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in Seattle DCI's files will control.

Hello,

There is a proposal to build a 4 story, 46-50 unit building on 33rd Ave NE. Within the proposal there are NO parking places built on the property to accommodate the vehicles that our new neighbors will inhabit. The proposed construction has 60 feet of frontage on 33rd Ave NE.

In comparison The Rosaia Condo Building, where I live, is a 17 unit building with ~ 100 feet of frontage to 33rd Ave NE with 17 parking places within the boundaries of our property. We have street parking, that is city property, that allows us to park on the West and South side of the building VS the newer construction at the North end of the block (Red Apartment building 33rd Ave NE X NE 125th.) This building has 32 units, 6 parking places and ~50 feet of frontage on 33rd Ave NE.

I am imaging that with the addition of 46-47 vehicles, street parking for 33rd Ave NE, NE 123rd Street, NE 125th Street, and 35th Ave NE will be greatly impacted. Surrounding residential streets will also have increased parking density as residents of this area seek to find parking; friends, family and service providers will also find limited available parking.

In utilizing the King County Multi-Family Residential Parking Calculator V2.0 it appears that 0.99 parking/unit ratio is advised. And yet, the developer has not included any parking spaces into the design.

I have observed that sidewalks are being prepped for installation at NE 120th X 33rd Ave NE. Assuming that sidewalks are to be installed heading northbound on 33rd Ave NE the street parking now available in front of the Rosaia condominium will be lost. This will decrease total street parking for all housing on this street, making street parking less available.

I am requesting that you require that this building provide parking for the additional of upwards of 50 vehicles on 33rd Ave NE.

I look forward to hearing how you intend to address this issue.

Sincerely,

Gonya Loobey, RN, BSN
12300-33rd Ave NE
Unit 204
Seattle, WA 98125
gonyaloobey@yahoo.com